



City and County of San Francisco
Meeting Agenda
Budget and Finance Sub-Committee

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Members: Malia Cohen, Norman Yee, Katy Tang

Clerk: Linda Wong (415) 554-7719

Thursday, March 16, 2017

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

A quorum of the Board of Supervisors may be present at this committee meeting. If a quorum is present, the meeting will also constitute a Special Meeting of the Board of Supervisors. However, the meeting will be conducted in all respects as a committee meeting, and any substantive decision will constitute a recommendation of the committee rather than an action taken by the Board. The Clerk will make a note of the special meeting in the committee minutes, and discussion will be limited to items noticed on this agenda.

ROLL CALL AND ANNOUNCEMENTS

AGENDA CHANGES

REGULAR AGENDA

1. [170150](#) **[Lease Agreement - SP Plus-Hyde Parking Joint Venture - Northern Waterfront Surface Parking Lots - \$2,955,607 Estimated Total Rent in First Year]**

Resolution approving Lease No. L-16141 between the Port and SP Plus-Hyde Parking Joint Venture for a lease of surface parking lots in Port jurisdiction in the northern waterfront, including: a five-year term for Seawall Lot 321; a three-year term with two one-year Port options for Seawall Lots 323-324; and interim month-to-month parking at Seawall Lot 322-1, Pier 19½, and Pier 29½, such terms to commence following Board approval, with estimated total rent generated under the Lease for the first year of operations of \$2,955,607. (Port)

1/30/17; RECEIVED FROM DEPARTMENT.

2/14/17; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

3/8/17; TRANSFERRED to the Budget and Finance Sub-Committee.

2. [170174](#) **[2011 Lease and Use Agreement - Redding Aero Enterprises, Inc.]**
Resolution approving the terms of 2011 Lease and Use Agreement No. 16-0326 between the City and County of San Francisco, acting by and through its Airport Commission, and Redding Aero Enterprises, Inc., to conduct flight operations at the San Francisco International Airport, for a term to commence following Board approval through June 30, 2021. (Airport Commission)
- 1/30/17; RECEIVED FROM DEPARTMENT.
- 2/14/17; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
- 3/8/17; TRANSFERRED to the Budget and Finance Sub-Committee.
3. [170173](#) **[2011 Lease and Use Agreement - Turk Hava Yollari Anonim Ortakligi]**
Resolution approving the terms of 2011 Lease and Use Agreement No. 16-0301 between the City and County of San Francisco, acting by and through its Airport Commission, and Turk Hava Yollari Anonim Ortakligi to conduct flight operations at the San Francisco International Airport, for a term to commence following Board approval through June 30, 2021. (Airport Commission)
- 1/30/17; RECEIVED FROM DEPARTMENT.
- 2/14/17; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
- 3/8/17; TRANSFERRED to the Budget and Finance Sub-Committee.
4. [170172](#) **[2011 Lease and Use Agreement - Aer Lingus, Limited]**
Resolution approving the terms of 2011 Lease and Use Agreement No. 16-0298 between the City and County of San Francisco, acting by and through its Airport Commission, and Aer Lingus, Limited, to conduct flight operations at the San Francisco International Airport, for a term to commence following Board approval through June 30, 2021. (Airport Commission)
- 1/30/17; RECEIVED FROM DEPARTMENT.
- 2/14/17; RECEIVED AND ASSIGNED to the Budget and Finance Committee.
- 3/8/17; TRANSFERRED to the Budget and Finance Sub-Committee.
5. [170242](#) **[Apply for Grant - State of California, Department of Housing and Community Development - Various Parks and Community Centers - \$7,500,000]**
Sponsor: Mayor
Resolution authorizing the Recreation and Park Department to apply for a grant in an amount up to \$7,500,000 from the State of California, Department of Housing and Community Development for the planning and development of various parks and community facilities in San Francisco. (Recreation and Park Department)
- 3/7/17; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.
- The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on March 21, 2017.*

6. [170193](#) **[Supplemental Authorizations for Interdepartmental Property Transfer - MOU Amendment No. 1 - Central Shops Relocation - Increasing Transfer Price by \$8,578,429 to an Amount Not to Exceed \$82,278,429; Authorizing Notice to Proceed - Oryx Development I, LLC]**

Resolution approving supplemental authorizations for the jurisdictional transfer of 1800 Jerrold Avenue (portions of Assessor's Parcel Block Nos. 5262 and 5270) from the General Services Agency's Office of Contract Administration ("OCA") to the San Francisco Public Utilities Commission ("SFPUC") Wastewater Enterprise; and the jurisdictional transfer of 555 Selby Street and 1975 Galvez Avenue (Assessor's Parcel Block No. 5250, Lot Nos. 15 and 16), and the leasehold of 450 Toland Street (Assessor's Parcel Block No. 5230, Lot No. 18), from SFPUC to OCA (collectively "Project Site"), subject to Amendment No. 1 to the Memorandum of Understanding previously entered into between the Real Estate Division, OCA, and SFPUC to create the functionally-equivalent facilities for the relocation of the City's Central Fleet Maintenance Shop ("Central Shops") from 1800 Jerrold Avenue; increasing the total transfer price by \$8,578,429 to an amount not to exceed \$82,278,429 from SFPUC Wastewater Enterprise funds; authorizing the issuance of a Notice to Proceed for the next construction phase under a Board-authorized design-build Project Delivery Agreement with Oryx Development I, LLC, for the construction of facilities to relocate Central Shops to the Project Site; and finding the proposed transactions are in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Public Utilities Commission)

(Fiscal Impact)

2/17/17; RECEIVED FROM DEPARTMENT.

2/28/17; RECEIVED AND ASSIGNED to the Budget and Finance Committee.

3/8/17; TRANSFERRED to the Budget and Finance Sub-Committee.

** 7. [170213](#) **[Purchase and Sale Agreement - SF Prosperity 2, LLC - 1660 Street and 1680 Mission Street - \$52,000,000]**

Sponsor: Mayor

Resolution approving a purchase and sale agreement by and between the City and County of San Francisco and SF Prosperity 2, LLC, for the sale of City-owned properties located at 1660 Mission Street and 1680 Mission Street for \$52,000,000; including a City lease-back at an annual rent expense of \$3,362,220 increasing by 3% per year for each year after the initial period, with rent to be set at the then fair market rental value prior to the beginning of each extension option exercised, if any, for a period of not more than three years in the initial term, with two one-year options to extend; affirming the Planning Department's determination under the California Environmental Quality Act; and adopting findings that the sale is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

2/28/17; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on March 21, 2017.

**** 8. [170214](#) [Purchase and Sale Agreement - Lendlease Development, Inc. - 30 Van Ness Avenue - \$70,000,000]**

Sponsors: Mayor; Kim

Resolution approving a purchase and sale agreement by and between the City and County of San Francisco and Lendlease Development, Inc. for the sale of City-owned property located at 30 Van Ness Avenue for \$70,000,000; including a City lease-back at an annual rent expense of \$4,500,000 increasing by 3% per year after each year of the initial period and at the beginning of each extension option exercised, if any, for a period of not more than three years in the initial term, with two one-year options to extend; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the sale is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and urging the Mayor's Office of Housing and Community Development and the Planning Department to explore certain development strategies relating to affordable housing at the site in connection with any future development.

2/28/17; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on March 21, 2017.

ADJOURNMENT

LEGISLATION UNDER THE 30-DAY RULE

NOTE: The following legislation will not be considered at this meeting. Board Rule 3.22 provides that when an Ordinance or Resolution is introduced which would CREATE OR REVISE MAJOR CITY POLICY, the Committee to which the legislation is assigned shall not consider the legislation until at least thirty days after the date of introduction. The provisions of this rule shall not apply to the routine operations of the departments of the City or when a legal time limit controls the hearing timing. In general, the rule shall not apply to hearings to consider subject matter when no legislation has been presented, nor shall the rule apply to resolutions which simply URGE action to be taken.

170200

[Appropriation - Capital Improvement Projects - \$4,832,455,418 - FY2016-2017]

Sponsor: Mayor

Ordinance appropriating \$4,832,455,418 of proceeds from the sale of revenue bonds or commercial paper for capital improvement projects to the Airport Commission for FY2016-2017, and placing the total appropriation of \$4,832,455,418 on Controller's Reserve pending receipt of proceeds of indebtedness.

(Fiscal Impact; No Budget and Legislative Analyst Report.)

2/28/17; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Sub-Committee.

170201

[Appropriation - Sales Proceeds of City Property for \$122,000,000 and Proceeds from Certificates of Participation for \$321,765,000 to the General Service Agency - FY2016-2017]

Sponsor: Mayor

Ordinance appropriating \$122,000,000 sales proceeds of City property and \$321,765,000 of proceeds from Certificates of Participation to fund the retirement and defeasance of Series 2001A & 2007A Certificates of Participation, and to fund the development costs of the potential office building development and related FF&E (furniture, fixture, or other equipment), technology, and moving costs in FY2016-2017, and placing a total \$443,765,000 of proceeds on Controller's Reserve pending sales of the buildings and sales of the Certificates of Participation.

(Fiscal Impact; No Budget and Legislative Analyst Report.)

2/28/17; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Sub-Committee.

Agenda Item Information

Each item on the Consent or Regular agenda may include the following documents:

- 1) Legislation
- 2) Budget and Legislative Analyst report
- 3) Department or Agency cover letter and/or report
- 4) Public correspondence

These items will be available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, Reception Desk.

Meeting Procedures

The Board of Supervisors is the legislative body of the City and County of San Francisco. The Board has several standing committees where ordinances and resolutions are the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing on measures which have been heard in committee.

Board procedures do not permit: 1) persons in the audience to vocally express support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones, pagers, and similar sound-producing electronic devices; 3) bringing in or displaying signs in the meeting room; and 4) standing in the meeting room.

Each member of the public will be allotted the same maximum number of minutes to speak as set by the President or Chair at the beginning of each item or public comment, excluding City representatives, except that public speakers using interpretation assistance will be allowed to testify for twice the amount of the public testimony time limit. If simultaneous interpretation services are used, speakers will be governed by the public testimony time limit applied to speakers not requesting interpretation assistance. Members of the public who want a document placed on the overhead for display should clearly state such and subsequently remove the document when they want the screen to return to live coverage of the meeting.

IMPORTANT INFORMATION: The public is encouraged to testify at Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding the agenda items. These comments will be made a part of the official public record and shall be brought to the attention of the Board of Supervisors. Written communications should be submitted to the Clerk of the Board or Clerk of a Committee: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications which are not received prior to the hearing may be delivered to the Clerk of the Board or Clerk of the Committee at the hearing and you are encouraged to bring enough copies for distribution to all of its members.

LAPTOP COMPUTER FOR PRESENTATIONS: Contact City Hall Media Services at (415) 554-7490 to coordinate the use of the laptop computer for presentations. Presenters should arrive 30 minutes prior to the meeting to test their presentations on the computer.

AGENDA PACKET: Available for review in the Office of the Clerk of the Board, City Hall, 1 Dr. Carlton B Goodlett Place, Room 244, or on the internet at <http://www.sfbos.org/meetings>. Meetings are cablecast on SFGovTV, the Government Channel 26. For DVD copies and scheduling call (415) 554-4188.

LANGUAGE INTERPRETERS: Requests must be received at least 48 hours in advance of the meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184. **AVISO EN ESPAÑOL:** La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702. **Paunawa:** Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag ka sa (415) 554-5184.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

Disability Access

The Legislative Chamber (Room 250) and the Committee Room (Room 263) in City Hall are wheelchair accessible. Meetings are real-time captioned and are cablecast open-captioned on SFGovTV, the Government Channel 26. Assistive listening devices for the Legislative Chamber are available upon request at the Clerk of the Board's Office, Room 244. Assistive listening devices for the Committee Room are available upon request at the Clerk of the Board's Office, Room 244 or in the Committee Room. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness Stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, 7X, 9, 9R, 19, 21, 47, and 49. For more information about MUNI accessible services, call (415) 701-4485.

There is accessible parking in the vicinity of City Hall at Civic Center Plaza and adjacent to Davies Hall and the War Memorial Complex. Accessible curbside parking is available on Dr. Carlton B. Goodlett Place and Grove Street.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to perfumes and various other chemical-based scented products. Please help the City to accommodate these individuals.

Know Your Rights Under The Sunshine Ordinance

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-5163; or by email at sotf@sfgov.org

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67, on the Internet at <http://www.sfbos.org/sunshine>

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code, Section 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; web site <http://www.sfgov.org/ethics>